

1 The Lander County Planning Commission met in session in the Community Meeting
2 Room of the Lander County Courthouse and Administration Building in Battle
3 Mountain, Nevada, 50 State Route 305, on February 15, 2023.

4 *PLEDGE OF ALLEGIANCE*

5 **PRESENT: MONTE PRICE, BOARD MEMBER - CHAIR**
6 **LOUIS LANI, BOARD MEMBER**
7 **STEVEN STIENMETZ, BOARD MEMBER**
8 **MATTHEW BAKER, BOARD MEMBER**
9 **DEE HELMING, BOARD MEMBER**

10 **Loui Lani:** Discussion and possible action regarding approval/disapproval of the
11 agenda notice.

12 **Motion to approve:** Steven Stienmetz.

13 **Seconded by:** Matt Baker.

14 **Motion voted and carried.**

15 **Public Comment**

16 No public comment

17 **Discussion and possible action to approve/disapprove the minutes of**
18 **the meeting of February 15, 2023.**

19 Monte Price: We do not have any minutes from the previous meeting.

20 **Public Comment**

21 No public comment

22 **Discussion and possible action to elect a Chairman and Vice Chairman**
23 **for the Lander County Planning Commission for the remainder of the**
24 **2023 calendar year.**

25 **Motion to nominate Monte Price:** Louis Lani.

26 **Seconded by:** Matt Baker.

27 **Motion voted and carried.**

28 **1) Vice Chairman for the Lander County Planning Commission for the**
remainder year.

Motion to nominate, Louis Lani: Monte Price.

Seconded by: Steve Stienmetz.

Motion voted and carried.

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1 **2) Discussion and possible action to approve or disapprove a home**
2 **occupation permit application for David Kutlesa, dba BM Guns and**
3 **Accessories.**

4 Monte Price: Guns and sales business located at 125 Blue Ridge Road, Battle
5 Mountain, Nevada. APN 011-11-024, zoned A1 and all other matters properly
6 related thereto.

7 David Kutlesa: I have been in the firearm business for the last 15 years down in
8 Las Vegas. My plan was to come up here and retire. I bought a house a little over
9 a year ago up here in Blue Ridge. The economy went one way, interest rates went
10 up and no one could afford to buy my business. And I was up here last
11 Thanksgiving to inquire if I could downsize a part-time business in my house. I
12 am zoned for it; I went down to the Planning Commission and got an application.
13 I found out what we needed to do to get the wording. I have all the property
14 owners' signatures and outlined what our plans were to do. We can try to run by
15 appointment only to keep things quieter. I sell handguns, rifles, shotguns,
16 ammunition - - full line. I have all my state licenses, my sales tax license has
17 already been approved, I have it right here with me. ATF inspected everything
18 and approved. I have a copy of the verifier license. The last blessing I am here for
19 is yours. The neighbors have given a blessing.

20 Monte Price: Is this to sell all your inventory, or is this an ongoing thing?

21 David Kutlesa: I would like to have something part-time for the next few years. I
22 don't want to work the rest of my life. I do like to hunt and fish. We just want
23 something to do and keep ourselves out of trouble.

24 Louis Lani: You have taken care of my questions already. You had one objection?

25 David Kutlesa: We were told we need to get eleven of the 18 property owners to
26 get sixty percent or more approval. We did that. We only saw 12 of the 18
27 property owners and we had 11 yes's and one, "well, we will think about it." I am
28 sixty-six and I would like to stay active, but I don't want to stay as active as I was.

Monte Price: We do contact your neighbors within 300 feet. So, if anybody
within three hundred feet of your place could complain, then we have to kind of
at least slow down and look at that. But if nobody is within 300 feet of your place
that has an objection - -

David Kutlesa: We want to keep it nice and quiet.

Monte Price: If there is nobody within 300 feet that has any complaint at all, I
think we are fully capable of giving you the home occupation permit. If there is
more problems within the CC&R's, then you have to deal with them.

Jay Wintle: The CC&R's have nothing to do with the government. They are
private - - civil, a contract between a group of land owners. They meet the CC&R
requirements one hundred percent.

Colt Nelson, Building Department: Letters have been sent out. There is a list in
your packet that shows who was sent the letters. There was one person that said
no, the rest were all yes.

Motion to approve: Louis Lani.

Second by: Steven Stienmetz.

Chair Price: All in favor?

Louis Lani: Aye.

Steve Stienmetz: Aye.

1 Matthew Baker: Aye.

2 Dee Helming: Aye.

3 **Motion voted and carried.**

4 **3) Discussion and possible action on the Ormat Beowawe Power Plant, LLC, for a special use permit.**

5 *Scot Nichols, Ormat and Edi Idleman for the record.*

6 Scot Nichols, Ormat: I am out of Reno and Edi is here out of our corporate office.
7 The Beowawe Power Plant has been in operation for many years. Unfortunately,
8 we were unable to find the original special use permit for this project. Two years
9 ago, in 2021, Ormat acquired the property from Terra-Gen with the intent as that
10 aging equipment could be replaced with new equipment; we could have the
11 opportunity to repower the project, put in new infrastructure, increase some
12 efficiency and continue operations there at the Beowawe Power Plant. We began
13 designing a new facility to replace the aging equipment, that is what we have
14 before you today. We have worked through with our other adjacent landowners,
15 Nevada Gold. We worked with permitting through the BLM. We have designed
16 a new facility that has a couple of unique aspects to it. First, it uses all new
17 technology, state of the art designs with regard heat exchangers, both vaporizers
18 and condensers. It is the same process that is being done there now, it is just new
19 technology, so it is much more efficient. Second, we have looked at the power
20 purchase prices that are available under our contract. We have found that the
21 power that we have to use on the project to both produce the geothermal
22 *inaudible* and to operate the cooling fans of this air-cooled facility, that power
23 can be supplied more efficiently by a solar system than by our geothermal power.
24 We can produce some of our own power and not have to buy it at the retail rate.
25 We do have a new injection line. The line is to improve performance of the
26 geothermal field itself. It doesn't change what we are doing. I would say that the
27 existing power plant will continue to function until the new power plant can be
28 brought online, at which time the old facility adjacent to the new facility will be
decommissioned and salvaged for scrap. The plan won't require any new
infrastructure on the county's part. We don't provide any new road building. I
don't believe we require any new staff on site. As we operate that plant remotely.
There are about four out there working right now. That won't change
substantially with our other projects in the area. We would absorb those staff in
the other projects. Ten years ago these plants would be staffed 24-7, full-time
and we have got an operator at night, watching a computer screen all night long.
Now we can consolidate those operations and we have our maintenance and
operators there on site just during the daytime hours in either a 10- or 12-hour
shift depending on the site. The plant will generate some new revenue for the
county without burdening the county with any new costs. Projected revenue with
a 20-year life is just over four million dollars. In the first year of operation, it will
start out to about four hundred thousand in payments - - taxable value to the
county. That doesn't account for royalty values that would be paid if there are
any. If there are, there will be some return through royalty payments back to the
county also. We do have one permit following your approval if you approve this
proposal tonight. Assuming it is approved, we would go to the state of Nevada

1 for our power cap permit and that is the next item in line. We would be ready to
2 go with building permits and such to begin the project.

3 Louis Lani: You couldn't find the 1986 permit?

4 Scot Nichols, Ormat: We have searched with the County Recorder, the records
5 and our files. Of course, our files - - I am not sure how many hands, how many
6 businesses have owned the Beowawe Plant, but we could not locate it in the
7 Terra-Gen files when we bought the plant from Terra-Gen.

8 Louis Lani: How about dust control?

9 Scot Nichols, Ormat: We have dust control on an ongoing basis. We do not skirt
10 that responsibility. One of the biggest questions I get is, "how much water will
11 you use?" Our new power plants do not use groundwater. They do not require a
12 water right and they are close to a zero-emission facility. We have no direct steam
13 emissions and no direct combustion emissions. *Further explained how the
14 system works.*

15 Chair Price: Any questions?

16 *No questions or comments.*

17 **Motion to approve:** Steven Stienmetz.

18 **Seconded by:** Matthew Baker.

19 **Motion voted and carried.**

20 **4) Discussion and possible action on the naming of new streets from the**
21 **Lander County Street Naming Committee.**

22 Colt Nelson: The first time I was involved with the committee, there was myself,
23 Donnie Prince, Lura Duvall, and the Planning Commission all met. The
24 committee went over several names. In this case, I believe it ended up being
25 Purple Sage if I remember right. There was a lot of talk back and forth of other
26 nice names. That is the one they concluded with and then we went through
27 names for possible other roads that are coming up in the future. The Sheriff and
28 the dispatcher were involved too. Abraham Lincoln Avenue was named also.

Chair Price: Does anybody have any questions?

No questions and comments

Motion to approve: Matthew Baker.

Seconded by: Steven Stienmetz.

Motion voted and carried.

*Colt Nelson provided clarification on the gunsmith shop and the CC&R.
Signatures were received, not certified letters. Explained the steps are a little
different with a CCR.*

Meeting adjourned


CHAIRMAN OR VICE CHAIRMAN OF THE LANDER
COUNTY PLANNING COMMISSION

ATTEST: 
LANDER COUNTY PLANNING COORDINATOR